

IN RE: **PETITION FOR VARIANCE**
NW corner of Maple and Eugene
Avenues
(2410 Eugene Avenue)
15th Election District
7th Council District

Henry Wendelstedt, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2011-0167-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Henry Wendelstedt, and his wife, Betty Wendelstedt. The Petitioners request variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (garage) to have a height of 17 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request was Henry Wendelstedt, property owner. There were no Protestants or other interested persons present.

The matter came before me as a result of a complaint registered by an unidentified Lodge Forest subdivision resident who questioned the Code Enforcement Division of the Department of Permits and Development Management (DPDM) how construction at the rear of the Plaintiff's home could take place without a building permit. Lew Mayor, a Code Enforcement Officer, investigated and on November 15, 2010 sited the Petitioners with a Correction Notice (CO86111) and advised them to file the instant Petition to resolve the matter.

Testimony and evidence offered disclosed that the subject property is an irregularly shaped rectangular corner lot located on the southwest side of the intersection of Eugene and Maple Road in the Sparrows Point community. The property contains a gross area of 0.301 acres

ORDER RECEIVED FOR FILING

Date

By

1-7-10

103

(13,132 square feet) more or less, zoned D.R. 5.5 and is improved with an one story single-family dwelling dating back to 1978 and a 30 foot x 14 foot garage with macadam paving. The Petitioners have owned the property, identified as part of Lot 2120 and 2121 of Lodge Forest, for the past eight months. In 2010, they purchased a new prefabricated shed/garage for storage of their SUV, lawn furniture and tractor and other personal property. In this regard, Mr. Wendelstedt explained that the house had no basement and time being of the essence to store his property, he decided on a pre-built pre-fabricated garage. He explained that he had no idea that he needed a building permit for such a structure. In any event, the manufacturer delivered the shed and placed it appropriately in the rear yard (southwest corner). He stated that he is disabled as a result of several lumbar spine discectomy and fusions. The additional height allows him easy storage without bending or stooping which is most difficult if not impossible given his medical condition. The Petitioners now come before me seeking approval to allow the additional two feet in height in their existing garage. As shown on the many photographs presented (Petitioners' Exhibit 4) the property is kept in an immaculate condition and the garage is of an architectural pleasing design with window treatments and barn style doors. The structure provides for a residential appearance to match the development and locale. This will allow the Wendelstedts the ability to store their recreational vehicle and garden equipment out of the view of adjacent and passing motorists traveling on Eugene Avenue.

After due consideration of all the evidence and testimony presented, I am persuaded to grant the requested relief. Testimony and evidence offered in support of the request was that without variance relief, the garage roof pitch would have to be changed to lower the height. Obviously, strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In my view, the relief requested will not result in an detriment to the health, safety or general welfare of the surrounding locale and meets the spirit and intent of the Section 307 for relief to be granted. There were no adverse comments submitted by any County reviewing agency and the most affected adjacent neighbors at 2408 Maple Road (Leo and Norma Barranco) support the proposal. *See Petitioners Exhibit 3.*

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set for herein, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of January, 2011 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building (garage) with a height of 17 feet in lieu of the permitted 15 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
2. The Petitioners or their subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities nor shall it be used for commercial purposes.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

ORDER RECEIVED FOR FILING

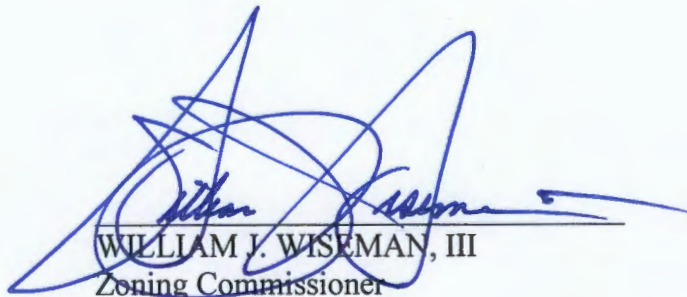
Date

1-7-10

By

WJW

WJW:pz


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 7, 2011

Henry and Betty Wendelstedt
2410 Eugene Avenue
Sparrows Point MD 21219

RE: PETITION FOR VARIANCE
(2410 Eugene Avenue)
Case No. 2011-0167-A

Dear Mr. and Mrs. Wendelstedt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a large, stylized circular flourish.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



TAX. ACC # 1800004683

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2410 EUGENE AVENUEwhich is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 - to permit an existing detached accessory structure (shed) to have a height of 17 feet in lieu of the maximum allowed 15

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I AM A FIRST TIME HOME BUYER, I NEED A SHED THIS SIZE FOR STORAGE AS I HAVE NO BASEMENT. THIS WAS A PREFAB SHED - I HAD NO KNOWLEDGE OF REQUIRED PERMIT(S) OR ZONING REGULATIONS AND WAS NOT INFORMED OF ANY BY THE COMPANY I PURCHASED IT FROM. VERY EXPENSIVE TO CHANGE PITCH, HEIGHT OF ROOF.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

HENRY WENDELSTEDT

Name - Type or Print

Henry Wendelstedt

Signature

Betty Wendelstedt

Name - Type or Print

Betty Wendelstedt

Signature

2410 EUGENE AVE. (410) 477-3285

Address

Telephone No.

SPARROWS POINT MD. 21219

City

State

Zip Code

Representative to be Contacted:

HENRY C. WENDELSTEDT

Name

SAME

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

11/5/10

Case No. 2011-0167-A

ZONING DESCRIPTION FOR 2410 EUGENE AVE.

Beginning at a point on the NORTHWEST INTER-SECTION OF EUGENE AVENUE and MAPLE ROAD, Eugene Avenue being 30 ft wide. Being LOT 2120, in the Subdivision of Lodge FOREST as recorded in BALTIMORE COUNTY PLAT BOOK #10 Folio 76 containing 0.301 Acre. Also known as 2410 Eugene Avenue and located 15th ELECTION DISTRICT, 7th Councilmatic District.

13,132 sq ft

Item #0167

Express Title Solutions, Inc.
 File No. 10-0136SAP
 Tax ID # (15) 18-00-004683

This Deed, made this 4th day of May, 2010, by and between Luther B. Young and Kathryn R. Young, GRANTORS, and Henry Wendelstedt and Betty Wendelstedt, GRANTEES.

Witnesseth –

That in consideration of the sum of TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS 00/100 (\$225,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2120 and 2121 as shown on the Plat entitled, "Lodge Forest", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 10, Folio 76 and 77.

The improvements thereon being known as 2410 Eugene Avenue, Sparrows Point, MD 21219.

BEING the fee simple property which, by Deed dated July 31, 1992, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 9329, Folio 758, was granted and conveyed by Gloria R. Sturmer unto Luther B. Young and Kathryn R. Young, the grantors herein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Henry Wendelstedt and Betty Wendelstedt, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Item # 0167

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **61038**

Date: **11/5/10**

PAID RECEIPT

BUSINESS ACTUAL TIME ROW
 11/08/2010 11/05/2010 14:21:12 2

REG WS05 WALKIN DDOL IND
 >>RECEIPT # 551585 11/05/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6150					565

Dept: 5 528 ZONING VERIFICATION
 CR NO. 061038

Recpt Tot \$65.00
 \$65.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **565**

Rec From: _____
 For: **zoning hearing - case # 2011-D167-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

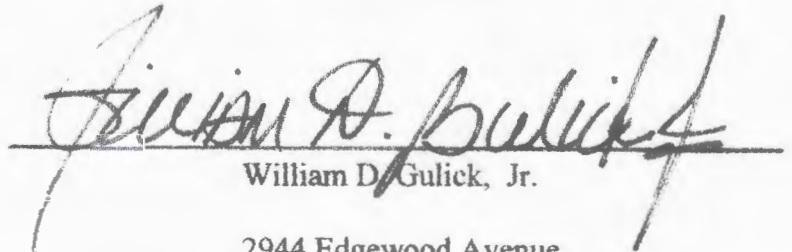
Date: 12.22.10

ZONING OFFICE
Attention: MS. KRISTEN MATTHEWS

Re: Case Number: 2011-0167-A
Petitioner/Developer: HENRY & BETTY WENDELSTEDT
Date of Hearing/Closing: JAN 5, 2011

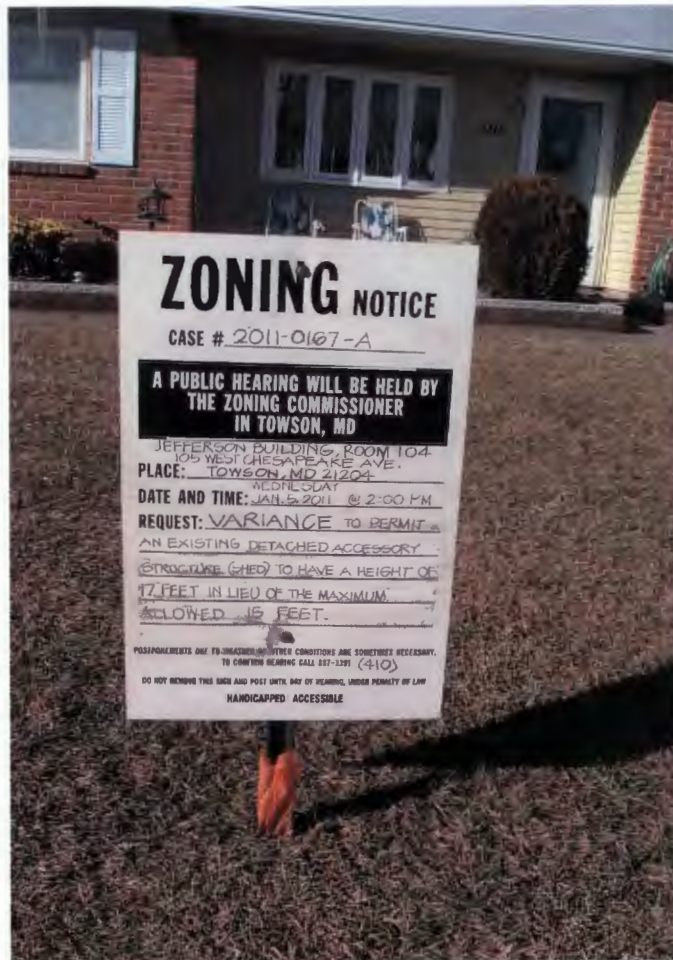
This is to certify under the penalties of perjury that the necessary sign (s) required by law
were posted conspicuously on the property located at: 2410 EUGENE AVENUE

The sign (s) were posted on:
DEC. 21, 2010


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 21, 2010 Issue - Jeffersonian

Please forward billing to:
Henry Wendelstedt
2410 Eugene Avenue
Sparrows Point, MD 21219

410-477-3285

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0167-A

2410 Eugene Avenue
N/west corner of Maple Avenue and Eugene Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Henry & Betty Wendelstedt

Variance to permit an existing detached accessory structure (shed) to have a height of 17 feet in lieu of the maximum allowed 15 feet.

Hearing: Wednesday, January 5, 2011 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 1, 2010

NOTICE OF ZONING HEARING

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CASE NUMBER: 2011-0167-A

2410 Eugene Avenue
N/west corner of Maple Avenue and Eugene Avenue
15th Election District – 7th Councilmanic District
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Hearing: Wednesday, January 5, 2011 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Wendelstedt, 2410 Eugene Avenue, Sparrows Point 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 21, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0167-A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY C. WENDELSTEDT

Address: 2410 EUGENE AVE.

SPARROWS POINT MD. 21219

Telephone Number: (410) 477-3285 + cell#(410) 804-1755



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 28, 2010

Mr. Henry C. & Betty Wendelstedt
2410 Eugene Avenue
Sparrows Point, Maryland 21219

Dear Henry & Betty:

RE: 2011-0167-A Case Number, 2410 Eugene Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

November 24, 2010

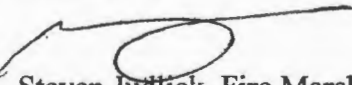
Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,


Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Director
Department of Permits and
Development Management

DATE: December 6, 2010

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

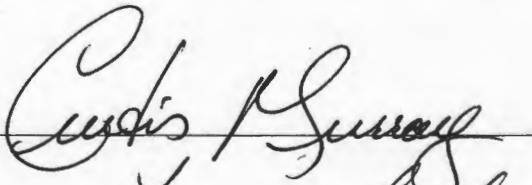
SUBJECT: 11-167 – Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (shed) with a height of 17 feet in lieu of the maximum permitted 15 feet provided the following conditions are met. There is an existing shed behind the proposed shed that is to be removed:

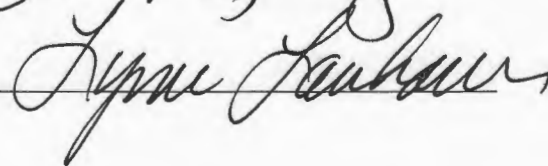
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Remove the existing shed located behind the footprint of the proposed shed.

For further information concerning the matters stated herein, please contact John Alexander at 410-887-3480.

Prepared by:



Division Chief:
MJM/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 29, 2010

FROM: Dennis A. Kennedy^{DK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-11292010 -NO COMMENTS.doc

BW 1/5 2pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

TO: Zoning Commissioner's Office

ZONING COMMISSIONER

FROM: Dave Lykens, DEPRM

DATE: December 14, 2010

SUBJECT: Zoning Item # 2011-0167-A
Address 2410 Eugene Avenue
(Wendelstedt Property)

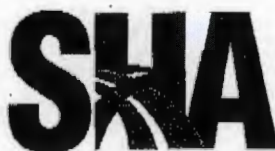
Zoning Advisory Committee Meeting of November 15, 2010.

DEPRM has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This property is only partially located within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The proposed location of the shed is located outside of the CBCA and therefore, the proposed development activity is not subject to the CBCA regulations.
2. The subject lot is less than 40,000 square feet in size and is therefore exempt from the requirements of the Baltimore County Forest Conservation program.

Reviewer: Adriene Metzbower

Date: December 15, 2010



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

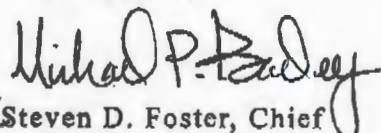
RE: Baltimore County
Item No. 2011-0167A
2410 EUGENE AVE.
WENDELSTEDT PROPERTY
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0167A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

1-5

RE: PETITION FOR VARIANCE * BEFORE THE
2410 Eugene Avenue; NW corner *
of Maple & Eugene Avenues * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Henry & Berry Wendelstedt* FOR
Petitioner(s) * BALTIMORE COUNTY
* 2011-167-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

DEC 08 2010

[.....]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to Henry & Betty Wendelstedt, 2410 Eugene Avenue, Sparrows Point, MD 21219, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - Newspaper Advertisement(s)

From: Debra Wiley
To: Campbell, Rose; Lewis, Kristen
Date: 12/30/2010 12:57 PM
Subject: Newspaper Advertisement(s)

*Missing
newspaper
ad*

Hi there,

Just a "gentle" reminder that we are awaiting newspaper advertisements for the following cases that Bill will hear as follows:

1/5 @ 9:00 AM & 10:00 AM - Case Nos. 2011-0160-A & 2011-0161-A

1/5 @ 2:00 PM - Case No. 2011-0167-A

Thanks and have a Happy New Year !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

15

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection:

410-887-3620

Electrical Inspection:

410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C086111	Property No. 18100904483	Zoning FA245599
------------------------------	-----------------------------	--------------------

Name(s): Henry Wendelstedt
Betty Wendelstedt

Address: 2410 Eugene Ave. BALTIMORE MD 21219

Violation Location: 2410 EUGENE RD 21219

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

3 BALTIMORE COUNTY CODE, INTER RESIDENTIAL
35-2-301, 304 Code 105.1

FAILURE TO OBTAIN BUILDING
PERMIT FOR SHED OVER 120 SQ FT

OBTAIN BUILDING PERMIT
FOR SHED IN REAR YARD

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: <u>11/5/10</u>	DATE ISSUED: <u>10/22/10</u>
---------------------------------	---------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: LEW MAYER

INSPECTOR: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

INSPECTOR:

Rev. 7/09

DEFENDENT

Item #0167



Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0086111

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0086111		Lewis Mayer	10/20/2010		Karen Hopkins	10/20/2010	Open - Normal		45G11

Complaint Description: BUILDING DELIVERED-NO PERMITS
16 X 24 - 2 FLOORS?

<u>Facility:</u> FA0245599 PDM 1800004683 2410 EUGENE AVE SPARROWS POINT, MD 21219	<u>Owner:</u> WENDELSTEDT HENRY WENDELSTEDT BETTY 2410 EUGENE AVE BALTIMORE MD 21219	<u>Complainant:</u> EDWARD ORDAK WORK: 4106270196
--	---	---

Daily Activity Details

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0083945		10/22/2010	INITIAL INSPECTION	NOT IN COMPLIANCE	MONITOR
<u>Inspector Notes:</u> 10/22/10 VISITED SITE. OBSERVED A NEW SHED IN REAR YD. OVER 120 SQ. FT. NO PERMIT ON RECORD. ISSUED A CORR. NO. TO OWNER TO OBTAIN A BLDG. PERMIT. NOTIFIED COMPL. OF ACTION. P/U 11/04/10. L.MAYER/KH.					

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0084547		10/29/2010	IN-OFFICE ADMINISTRATIVE WORK	FACT FINDING	MONITOR
<u>Inspector Notes:</u> 10/29/10 OWNER APPLYING FOR VARIANCE. P/U 11/17/10. L.MAYER/KH.					

Violation Details - No Data

Comment Details - No Comments

Lien Information - None

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier:

District - 15 Account Number - 1800004683 ✓

Owner Information

Owner Name:	WENDELSTEDT HENRY WENDELSTEDT BETTY	Use:	RESIDENTIAL
Mailing Address:	2410 EUGENE AVE BALTIMORE MD 21219-1907	Principal Residence:	YES
		Deed Reference:	1) /29469/ 302 2)

Location & Structure Information

Premises Address 2410 EUGENE AVE	Legal Description PT LTS 2120-2121 2410 EUGENE AVE LODGE FOREST
--	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
111	17	98					2120	3		10/ 76

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	--

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1978	1,464 SF	13,132.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	75,280	75,280		
Improvements:	160,950	178,890		
Total:	236,230	254,170	248,190	254,170
Preferential Land:	0	0	0	0

Transfer Information

Seller:	YOUNG LUTHER B	Date:	05/14/2010	Price:	\$225,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/29469/ 302	Deed2:	

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier:

District - 15 Account Number - 1800013932

Owner Information

Owner Name:	ORDAK EDWARD N ORDAK JENNIFER T	Use:	RESIDENTIAL
Mailing Address:	2409 MAPLE RD BALTIMORE MD 21219-1915	Principal Residence:	YES
		Deed Reference:	1) /20760/ 652 2)

Location & Structure Information

Premises Address	Legal Description
2409 MAPLE RD	PT LTS 2336,2337 375 N N COVE RD LODGE FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
111	17	98					2336	3		
									Plat Ref:	10/ 76

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	2,724 SF	14,800.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	75,700	75,700		
Improvements:	247,000	295,650		
Total:	322,700	371,350	355,132	371,350
Preferential Land:	0	0	0	0

Transfer Information

Seller:	HERL KENNETH H	Date:	09/29/2004	Price:	\$329,900
Type:	IMPROVED ARMS-LENGTH	Deed1:	/20760/ 652	Deed2:	

363 CONSUMERS OF BALTIMORE COUNTY:

of the Trading Regulations of Baltimore County, to the Trading Law of Baltimore County; &c. the

—The following findings are proposed as preliminary and pending on 4th of September 1963.

Contract Product(s): _____

Legal Owner(s): _____

James P. Snyder

Name _____
 Address _____
 City _____ State _____
 Zip _____
 (Type or Print Name)
 Edward H. Bondy
 Signature

City and State _____

Name, address and phone number of legal owner, authorized purchaser or representative to be contacted _____

James S. Snyder

of _____ March 19 81 that the subject matter of this petition be advertised, as required by the Towing Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, Maryland, on the 19th day of March, 1981, at 10:00 A.M.

Working Committee of Baltimore County
(over) *Heater*

SECTION
REPORT # 1
APR 11 1961
WILLIAM H. BROWNE
JUNIOR COMMANDER

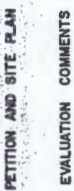
[illegible]

Development of this property through striping, grading and stabilization would result in a sediment pollution problem, damaging joints and public holdings detrimental to the property. A grading permit for, therefore, necessary for all grading, including the property of bay wall.

This office has no further comment to report to the plan submitted for funding. The committee review is consistent with this from 1966 (1960-1961).

Dr. GALT, PRES., OS
South Wabash
Key Shop

ADVISORY COMMITTEE



May 18, 1981

Dear Mr. Hammond:

Duration: 1946

Very truly yours,
Bob Zellmer
John L. Winkler

100

Petition for Variances
Northeast corner of Eugene Avenue and Maple Road
Petitioner- James C. Braddy, et ux

READING: Tuesday, June 2, 1981 (9:30 A.M.).

4-11111-1

1995

Dear Mr. Hammond:

Access:	169,06/103,99 X 111,05
Disturbance:	15th

1.79/00

 NEW YORK STATE
 625-TIME
 1000-1000, MONDAY 2:10 PM

Attention: Miss Connors, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: James O. & Edith E. Brady

Payment to your request, the referenced property has been a Bureau and the comments below matched with an "a" are applied to be incorporated or incorporated into the final plan for the

() 3. The vehicle does not condition them at

() 6. Also please see approved, no drawn.

Feb
Special Inspection Division

1983-603-X

Microsoft Access

File Edit View Insert Format Records Tools Window Help

GenInputFrm_View : Form

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID (SEARCH ON THIS FIELD): 19830032 **Case Type Prefix:** **Case Year:** 1983 **Case Number:** 0032 **Case Type Suffix:** X **Existing Use:** WIRELESS TRANSMITTING AND I
Receiving Structure

Legal Owners/Petitioner (SEARCH ON THIS FIELD): CHESAPEAKE LIMITED PARTNERSHIP

House/St. Number:	House/Street Number Range:	House/St. No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suf. Type:	Suffix Dir.:	Suite/Apt./Unit Number:

Property Description (SEARCH ON THIS FIELD): NE COR WASHINGTON AV, CHESAPEAKE AV

Existing Zoning Classification: BM Area: 0.30 Acres Election District: 9th Councilmanic District:

Critical Area: Floodplain: Historic Area: Prior Zoning Cases: 4429, 72-102

Violation Cases: Concurrent Cases:

Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes:

Find Record Next Record Previous Record Preview ZAC Agenda Report Open MS Word Exit Access Scanned Image

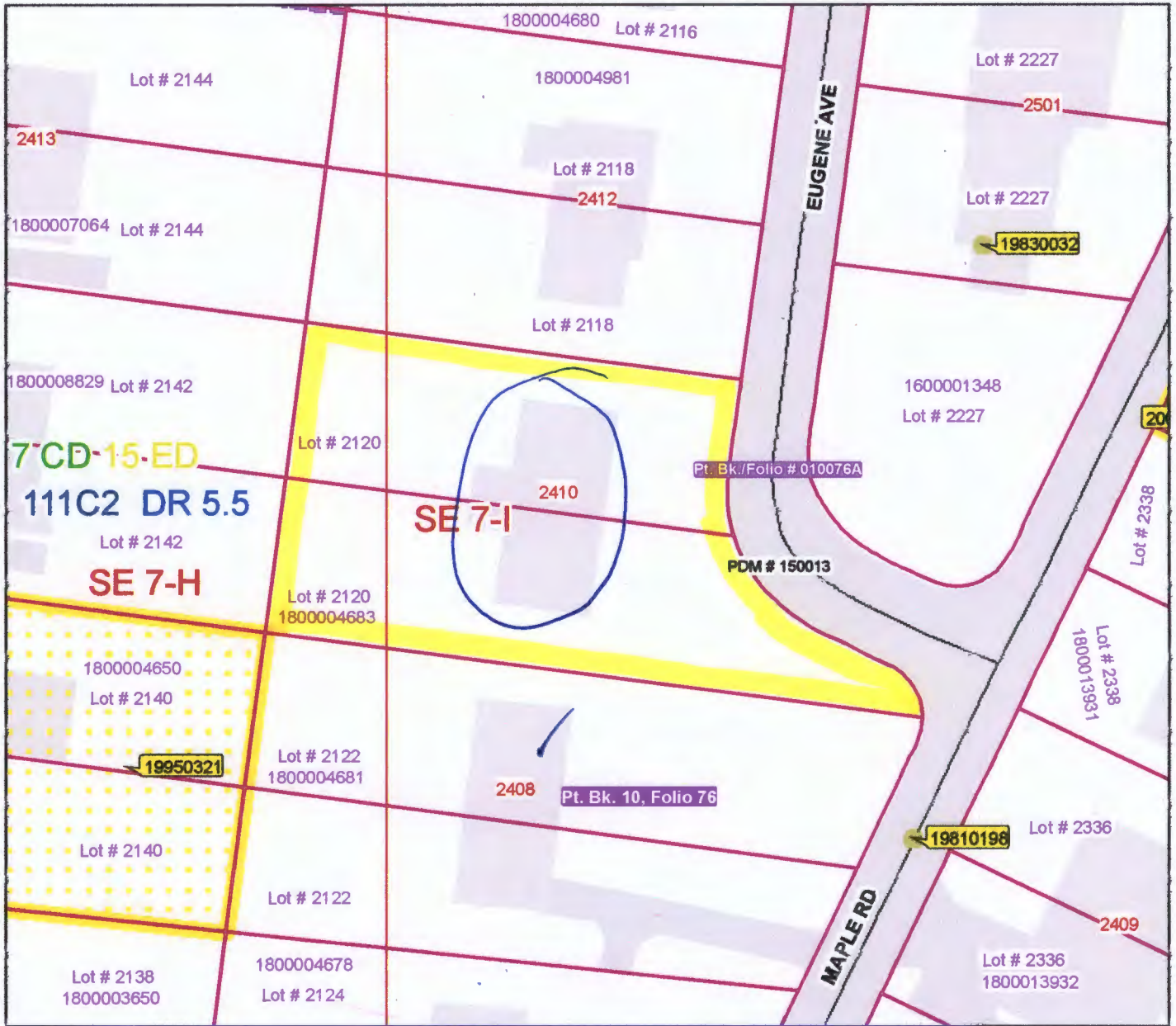
Record: 14798 of 26261

Form View

start Novell Group... Microsoft Word Microsoft Access 11:59 AM

Not Available.

2410 Eugene Avenue



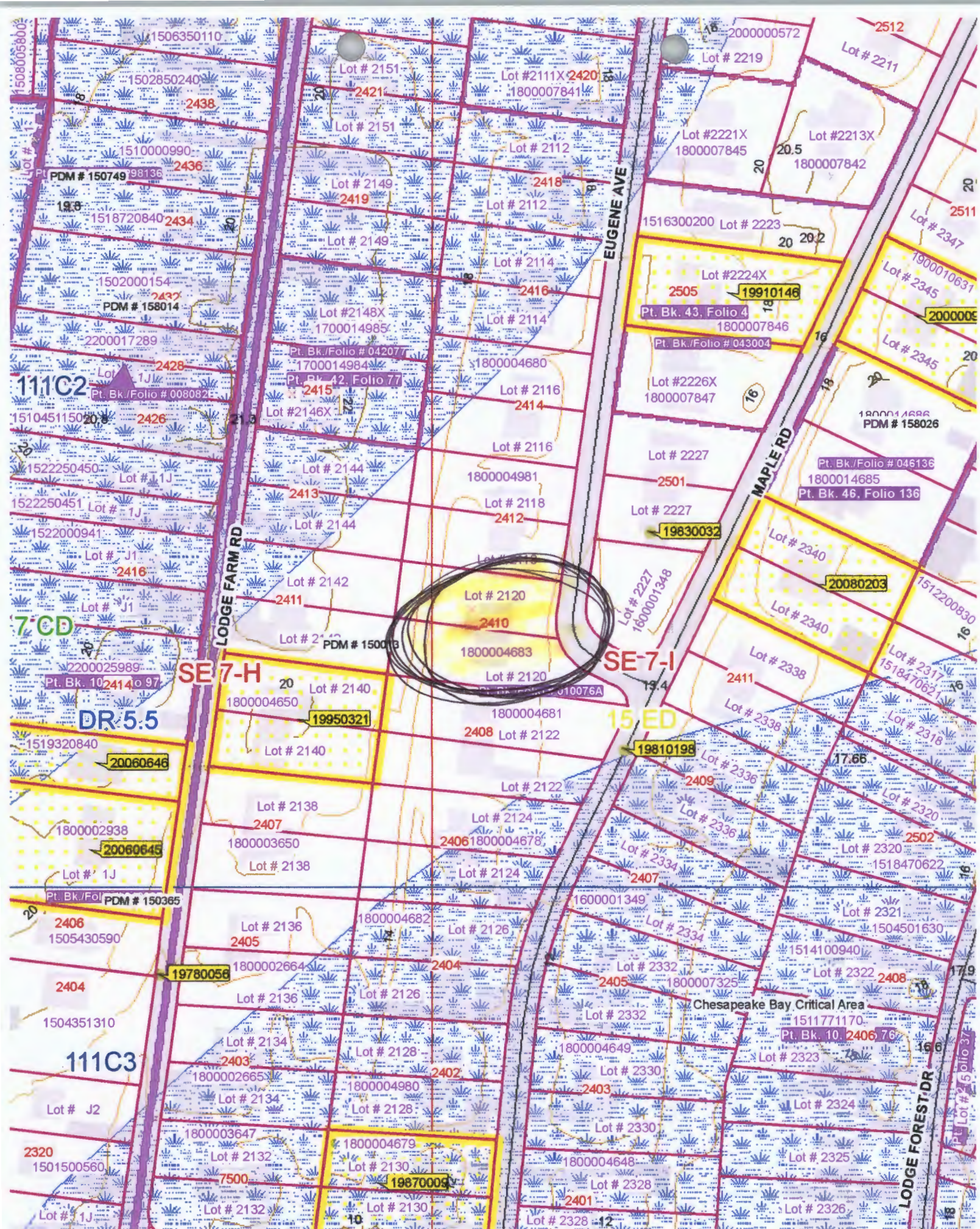
Publication Date: November 05, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 50, and 100. The word "Feet" is written at the right end of the bar.

1 inch = 50 feet

Item # 0167



Item #0167 CRITICAL AREA MAP

Case No.: 2011-0167-A 2410 EUGENE AVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	SUB DIVISION PLAT	
No. 3	ADJACENT NEIGHBOR SUPPORT	
No. 4	PHOTO'S OF PROPERTY & SUBJECT GARAGE	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2410 EUGENE AVE.

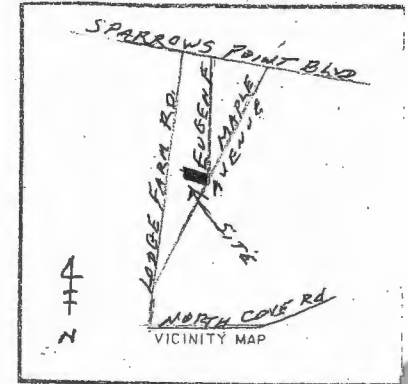
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LODGE FOREST

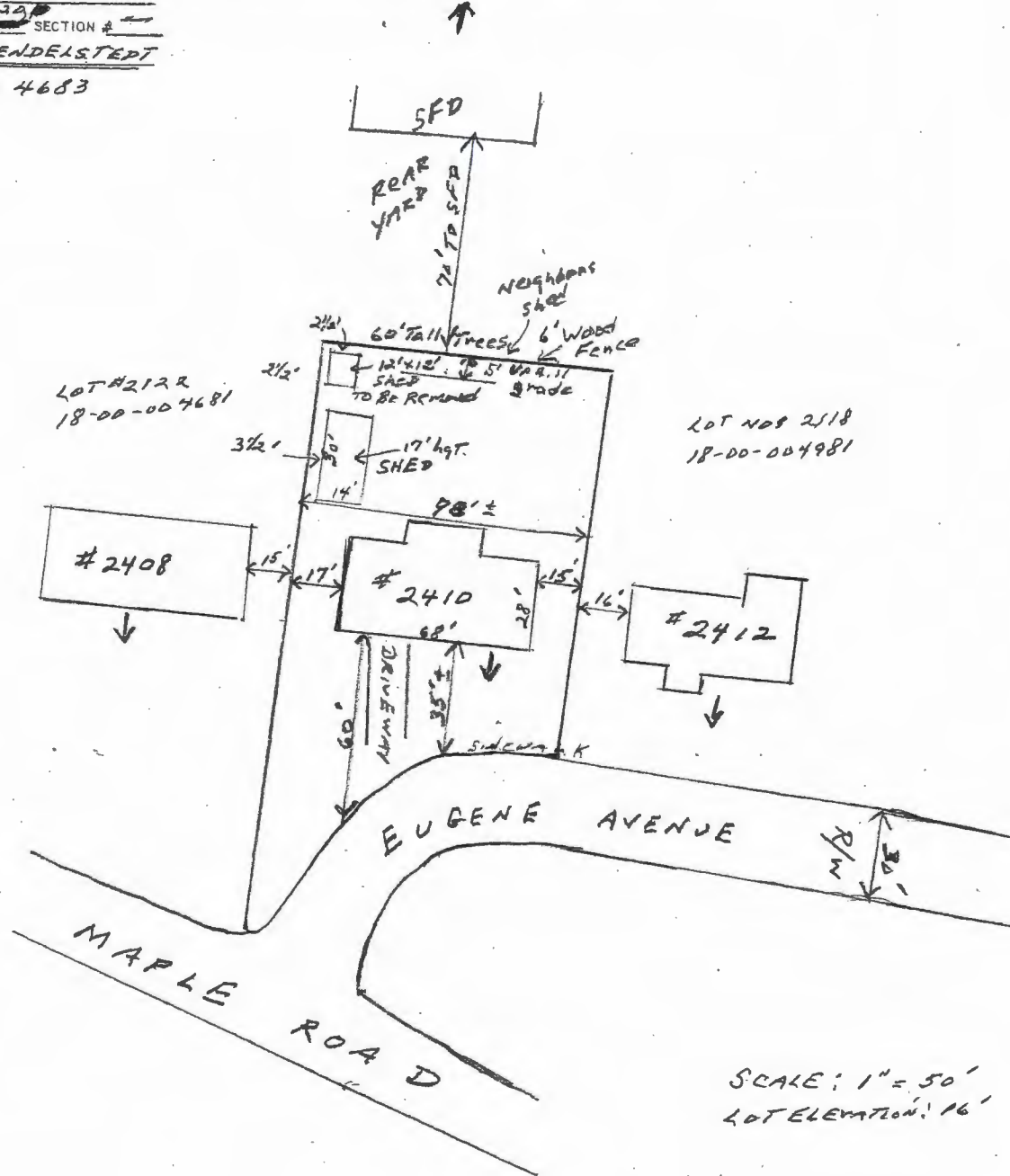
PLAT BOOK # 10 FOM 10 LOT 213A SECTION # 1

OWNERS: HENRY & BETTY WENDELSTEDT

TAX ACCT. NO. 18-00-00 4683



PETITIONER'S
EXHIBIT NO. 1



SCALE: 1" = 50'
LOT ELEVATION: 16'

LOCATION INFORMATION			
ELECTION DISTRICT	15		
COUNCILMANIC DISTRICT	7		
1" = 200' SCALE MAP #	111C2		
ZONING	DR-5.5		
LOT SIZE	0.301	13,133	
	ACREAGE	SQUARE FEET	
SEWER	☒	PUBLIC	PRIVATE
WATER	☒	☐	☐
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO
100 YEAR FLOOD PLAIN	☐	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☐	☒
PRIOR ZONING HEARING	NONE		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
<i>[Signature]</i>		2011-	0167-A



PETITIONER'S

EXHIBIT NO.

2

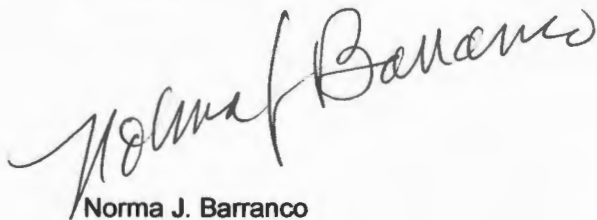
Item #0167

Zoning Board Towson
County Inspections & Enforcement
County Office Building
111 W. Chesapeake Ave
Towson, MD 21204

To whom this may concern:

My name is Norma J. Barranco. My husband Leo and I live at 2408 W. Maple Rd in Sparrowspoint, MD. We live next door to Mr. and Mrs. Henry Wendelstedt at 2410 Eugene Ave in Sparrowspoint Maryland. We are the closest neighbors to Mr. Wendelstedt, and to the structure that was recently added to his back yard. This letter is to confirm that we do not have a problem with the height or location of the building in question. This structure does not in any interfere with our property or our enjoyment of the neighborhood.

Sincerely


Norma J. Barranco

PETITIONER' S

EXHIBIT NO. 3





Item # 2167



Item # 0167

